

## WARRANTY DEED

Know All Men By These Presents

01.3918

TRANSFER  
TAX  
PAID

42-45

That I, **Richard Boucher** of Dudley, County of Worcester and State of Massachusetts, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **J. Alfred Boucher** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 22 Cherry Hill Terrace, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said J. Alfred Boucher, his heirs and assigns forever,

My undivided one-fifth (1/5th) interest in and to a certain lot or parcel of land situated on the north side of Juniper Lane, so-called, in the Cherry Hill Development, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the north line of Juniper Lane, formerly referred to in a deed to Frank Gorman as "Cherry Hill Terrace" which pin marks the southwest corner of land conveyed to said Frank Gorman by A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the Will of Harvey D. Eaton, by deed dated August 9, 1955; thence westerly along the north line of Juniper Lane one hundred ten (110) feet to an iron pin driven into the ground; thence northerly in a line parallel with the west line of the land conveyed to said Gorman about one hundred thirty-two (132) feet to an iron pin driven into the ground in the south line of Lot No. 86 as delineated on a Plan of Cherry Hill Terrace made for the Executors of the Estate of Harvey D. Eaton by the Associates Engineers, Inc., dated January 31, 1957, as amended, recorded in the Kennebec County Registry of Deeds in Plan Book 20, at Page 50; thence easterly and through an iron pin marking an angle in said south line of Lot No. 86 and following the south line of Lot Nos. 86 and 85 from said angle to an iron pin marking the northwest corner of said Frank Gorman's lot above referred to and which is delineated as Lot No. 74 on the plan above set out; thence southerly in the west line of said Lot No. 74 to the point of beginning.

Excepting and reserving from the said parcel an easement granted to the Waterville Sewerage District by the said A. Raymond Rogers and Arthur T. Eaton as Executors and Trustees under the Will of Harry D. Eaton for the construction and maintenance of a sewer along the easterly line of said lot from a manhole located on Lot No. 85 to a manhole located in Juniper Lane.

Meaning and intending hereby to convey Lot No. 73 on said Plan of Cherry Hill Terrace as herein changed.

Being the same premises conveyed to Richard Boucher and his siblings by Deed of Distribution by Personal Representative by the Estate of Mary T. Boucher dated May 1, 1997 and recorded in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said J. Alfred Boucher, his heirs and assigns, to him and his use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Richard Boucher have hereunto set my hand and seal this 27<sup>th</sup> day of May, 1997.

Signed, Sealed and Delivered  
in the presence of

[Signature]  
Witness

[Signature]  
Richard Boucher

STATE OF MASSACHUSETTS  
County of Worcester, ss.

Dated: May 27, 1997.

Personally appeared before me on the day and year aforesaid the above-named, Richard Boucher, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public

Printed name: Monique L. Bouchard  
My comm. exp: 5/5/2000



RECEIVED KENNEDY SS.

97 JUN 19 AM 9:00

ATTEST: [Signature]  
REGISTER OF DEEDS